115.0	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	636,300 / 636,300
					USE VALUE:	636,300 / 636,300
					ASSESSED:	636,300 / 636,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
220		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ORRELL ELIZABETH M
Owner 2:	RAPSON LAURIE
Owner 3:	
Street 1:	220 FOREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GARRIGUS KRISTEN -
Owner 2:	GARRIGUS MARC A -
Street 1:	220 FOREST ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .113 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1930, having primarily Wood Shingle Exterior and 1642 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4909.000	239,200		397,100	636,300
Total Card	0.113	239,200		397,100	636,300
Total Parcel	0.113	239,200		397,100	636,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.61 /Parcel: 387.61

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	73734
GIS Ref	
GIS Ref	
Insp Date	10/30/18

!8930!

PREVIOUS ASSESSMENT

Parcel ID: 115.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	239,200	0	4,909.	397,100	636,300		Year end	12/23/2021
2021	101	FV	230,900	0	4,909.	397,100	628,000		Year End Roll	12/10/2020
2020	101	FV	231,000	0	4,909.	397,100	628,100	628,100	Year End Roll	12/18/2019
2019	101	FV	201,700	0	4,909.	402,800	604,500	604,500	Year End Roll	1/3/2019
2018	101	FV	198,600	0	4,909.	300,700	499,300	499,300	Year End Roll	12/20/2017
2017	101	FV	198,600	0	4,909.	272,300	470,900	470,900	Year End Roll	1/3/2017
2016	101	FV	198,600	0	4,909.	260,900	459,500	459,500	Year End	1/4/2016
2015	101	FV	186,200	0	4,909.	221,200	407,400	407,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:10:41

LAST REV

Date	Time
02/19/19	12:43:15
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8930

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GARRIGUS KRISTE	50031-470		8/30/2007		410,000	No	No		
DAVIS MOSE & MA	41007-369		9/25/2003		380,000	No	No		
SILVA GEORGE F/	26471-303		7/3/1996		177,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2018	Inspected	CC	Chris C
9/4/2018	MEAS&NOTICE	BS	Barbara S
3/18/2009	Meas/Inspect	163	PATRIOT
12/3/2008	MLS	MM	Mary M
3/15/2004	MLS	HC	Helen Chinal
4/28/2000	Inspected	263	PATRIOT
2/9/2000	Measured	264	PATRIOT
9/2/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	73734
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4909		Sq. Ft.	Site		0	70.	1.16	5									397,089						397,100	

Total AC/HA:	0.11270	Total SF/SM:	4909	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	397,089	Spl Credit		Total:	397,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	145.530
Other Features:	71500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	324965
Depreciation:	85791
Depreciated Total:	239174

COMMENTS

LOW HEAD ROOM ATC.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

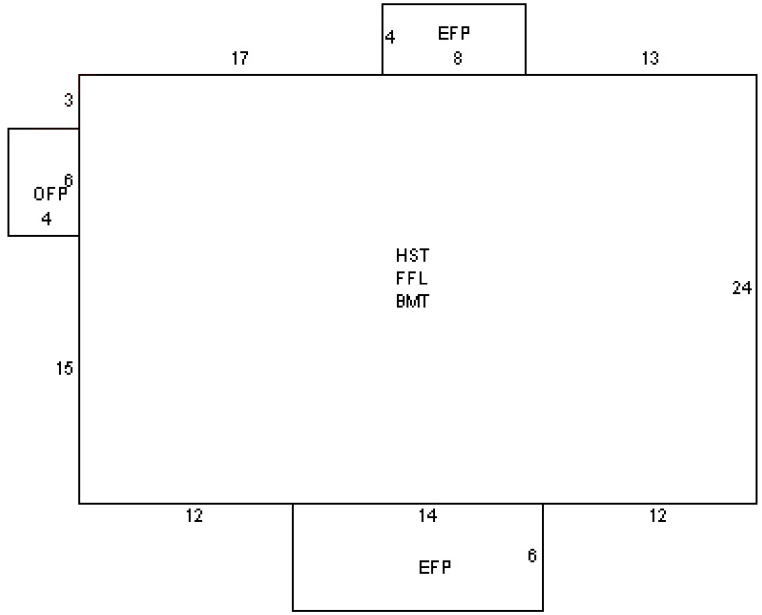
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	145.53
Special Features:	0	Val/Su Net:	98.84
Final Total:	239200	Val/Su SzAd	174.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	912	52.170	47,581
FFL	First Floor	912	145.530	132,724
HST	Half Story	456	145.530	66,362
EFP	Enclos Porch	116	49.680	5,763
OFP	Open Porch	24	43.120	1,035
	Net Sketched Area:	2,420	Total:	253,465
Size Ad	1368	Gross Area	2876	FinArea 1642

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	C	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

115.0-0001-0002.0

IMAGE

AssessPro Patriot Properties, Inc